

## SEPA SUBMITTAL REQUIREMENTS

Application fee of \$190 is due upon submittal.

All legal advertising fees will be billed to the owner directly by the Union-Bulletin

Site Address: JW Mini-Storage

Applicant Name: Dan Frame

Phone: 509-520-4686

E-mail address: danjws842@gmail.com

Mailing Address: 308 Tucannon Road, Dayton, Washington 99328

Property Owner: Frame, LLC Attn: Dan Frame

Phone: 509-520-4686

E-mail address: danjws842@gmail.com


Mailing Address: 308 Tucannon Road, Dayton, Washington 99328

Related applications (e.g. subdivision):

### Required Documents:

- ☒ Completed SEPA Environmental Checklist and fees
- ☒ Site plan of the subject property
- ☒ Vicinity map
- ☐ Critical Areas Report (e.g. wetlands, streams) meeting requirements of WWMC 21.04. if required
- ☐ Trip Generation Report and/or Traffic Impact Analysis
- ☐ Preliminary Storm Report, if required
- ☒ Geotechnical Report

I certify, by checking this box and printing my name below, that the information submitted in this application packet is true and accurate. Determination of information to be in error could result in revocation of permit.  
I understand that this application is not deemed filed until fees are paid.

  
Printed Name of Dan Frame Property Owner or Owner's Authorized Agent Date: 2-10-23

# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [HELP]

1. Name of proposed project, if applicable: JW Mini-Storage
2. Name of applicant: Frame, LLC Attn: Dan Frame  
308 Tucannon Road, Dayton, Washington 99328
3. Address and phone number of applicant and contact person: 509-520-4686  
Frame LLC., attn: Dan Frame

4. Date checklist prepared: 01/20/2023

5. Agency requesting checklist: City of Walla Walla

6. Proposed timing or schedule (including phasing, if applicable): August, 2023: begin Phase 1 construction

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ☒ Yes ☐ No

Phase 2 of the project is planned to occur in the future to complete the mini storage development.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A storm report shall be prepared for this site.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. ☐ Yes ☒ No

10. List any government approvals or permits that will be needed for your proposal, if known.

Engineering plans will be permitted through the City of Walla Walla. Building permits will be required for the office and storage units.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal includes developing approximately 4.62 acres of vacant area into storage unit facilities.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. 821 Airport Way, Walla Walla, WA 99362

The site is located in the NE 1/4 of the SE 1/4 of Section 15, Township 07 North, Range 36 East, Willamette Meridian, in the City of Walla Walla, WA; Parcel #360715410025

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site: The site slopes from 1% to 3%, from east to west. What appears to be fill material can be found in the center of the site.

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope of the site is approximately 3%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Silty sand with Gravel, and Gravel. See the Geotechnical Engineering Report dated 1/23/2023 prepared by PBS.



d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None, to the applicant's knowledge. A geotechnical report has been prepared for the site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. The site will be graded as a balanced site. Any fill material shall be sourced from the site, areas in close proximity, or approved location.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, most of the site area will have exposed soil during construction. Temporary Erosion and Sediment Control BMPs will help mitigate erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 90% of the site area will be impervious (drive aisles/roof tops/gravel) upon full build out.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Appropriate TESC BMPs will be implemented by the contractor to minimize erosion and sediment transport.

## 2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Short-term emissions to air from construction equipment will occur.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Appropriate emission controls will be on all construction equipment.

## 3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No surface water bodies are located in the immediate vicinity of the site. Mill Creek is located approximately 2,400 feet south of the property, at the closest point.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work will be required within 200 feet of the described waters.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable.



5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, according to the FEMA map, community panel # 5301940435B, effective date 12/01/1983.

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6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

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b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

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2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

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c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Pervious and impervious surfaces will flow into surface and/or sub-surface infiltration facilities on-site.

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2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

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3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

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d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater quality and quantity control facilities will be designed and permitted per the City's Stormwater Handbook.

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**4. Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing native vegetation, grass and trees shall be removed from the site.

c. List threatened and endangered species known to be on or near the site.  
None, to the applicant's knowledge. Priority Habitat and Species mapping lists the site as a "Shrubsteppe" with "Priority Area: Habitat Feature", but lists the Federal and State Status as N/A, and is not listed as "sensitive".  
The site name is "Walla Walla County Presumptive Shrubsteppe".

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None known at this time.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

## 5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

None observed, though the Walla Walla area generally sees hawk, geese, and birds.

Examples include:

birds: hawk, heron, eagle, songbirds other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site.

None known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

Yes, the entire Pacific Northwest is a migration route for waterfowl.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

## 6. **Energy and Natural Resources** [help]

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity for power. Other sources of energy are unknown at this time.

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- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.

No.

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- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

Structures will be compliant with current energy code requirements.

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## 7. **Environmental Health** [help]

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.

None known.

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- 1) Describe any known or possible contamination at the site from present or past uses.

None known at this site.

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- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known at this site.

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- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None to the applicant's knowledge.

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- 4) Describe special emergency services that might be required.

None to the applicant's knowledge.

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- 5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

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### b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Existing traffic noise from Highway 12 and the airport to the north, other nearby roads, and possibly the railroad to the south.
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- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Short term: construction noise to comply with City of Walla Walla noise ordinances. Long-term: Vehicle traffic associated with the storage unit.
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- 3) Proposed measures to reduce or control noise impacts, if any:

Construction will comply with the City of Walla Walla noise ordinances.

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## 8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Property is currently vacant, with an existing building to remain in the eastern parcel. Property east of Airport Road is Nelson Irrigation Corporation; south of the site is The Northern Pacific Railway Company tracks, with the Columbia REA office and the Blue Mountain Millworks lumber store south of that. To the north is the Walla Walla Regional Airport, separated from the site by Highway 12.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has not been used as working farmlands or forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not to the applicant's knowledge.

c. Describe any structures on the site.

None exist on the parcel to be developed. The remaining parcel to the east shall retain the existing building.

d. Will any structures be demolished? If so, what?

Not applicable.

e. What is the current zoning classification of the site?

City of Walla Walla zoning map from March 2021 shows the area zoned as "Light Industrial/Commercial".

f. What is the current comprehensive plan designation of the site?

City of Walla Walla comprehensive map from April 2021 shows the area zoned as "Industrial".

g. If applicable, what is the current shoreline master program designation of the site?

Walla Walla County official shoreline map from June 2016 does not include this area.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Walla Walla County identifies the site as being on: the Walla Walla River Shallow Gravel Aquifer; a Critical Aquifer Recharge Area with "high vulnerability"; a "moderate to high" liquefaction susceptibility; a "D-E" seismic design site class; a 0-15 site slope classification; a "slight" potential soil erosion susceptibility.

i. Approximately how many people would reside or work in the completed project?

No one would reside in the completed project. 1 to 2 people would work in the completed project.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None proposed. Project complies with current zoning.

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m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None proposed.

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## **9. Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

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b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

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c. Proposed measures to reduce or control housing impacts, if any:

None.

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## **10. Aesthetics** [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Building heights shall comply with local height restrictions; steel siding proposed for exterior building materials.

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b. What views in the immediate vicinity would be altered or obstructed?

None.

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b. Proposed measures to reduce or control aesthetic impacts, if any:

None.

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## **11. Light and Glare** [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Security lighting in evening and nighttime hours.

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b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not to the applicant's knowledge.

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c. What existing off-site sources of light or glare may affect your proposal?

None, to the applicant's knowledge.

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d. Proposed measures to reduce or control light and glare impacts, if any:

Appropriate shielding shall be installed on new lights.

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**12. Recreation** [help]

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Mill Creek Sportsplex, Walla Walla Community College Athletic Fields, Walla Walla Regional Airport, wineries, and cycling.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

**13. Historic and cultural preservation** [help]

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None at this time.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Inadvertent discovery plan/direction shall be added to the civil plans.

**14. Transportation** [help]

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Highway 12 runs along the north of the property from southwest to northeast, and connects to Airport Way, which runs north to south. An existing railway (running west to east) runs across the south of the site. Airport Way connects to Melrose St and E Isaacs Ave (running west to east).

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not currently served by public transit. The nearest transit stop is at E. Isaacs Ave. and Tausick Way, in front of the True Value hardware store, about 0.33 miles south.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

About 4 parking spaces will be installed. No parking spaces would be eliminated.



- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No new improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities are required.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The Walla Walla Regional Airport is located north of this site, just across Highway 12; The Northern Pacific Railway Company tracks are located along the south property line.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation

models were used to make these estimates? According to the ITE Trip Generation Manual 11th edition, using ITE land use code 151 Mini-Warehouse with 72,671 Square feet of storage space, the completed project would generate 106 vehicular trips per day with phase 1 producing 70 vehicular trips per day and phase 2 producing 36 vehicular trips per day. The AM and PM peak hour of adjacent street traffic will occur between 7 to 9 AM and 4 to 6 PM, respectively with the development producing 7 trips during the AM peak hour and 11 trips during the PM peak hour. Phase 1 produces 5 AM peak hour trips and 7 PM peak hour trips. Phase 2 produces 2 AM peak hour trips and 4 PM Peak Hour Trips. ITE does not provide data for non-commercial truck trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

#### **15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

#### **16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_


Electricity, natural gas, water, and sanitary sewer exist along Airport Road and can be extended onto the site.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity - Pacific Power & Light  
Natural Gas - Cascade Natural Gas  
Water - City of Walla Walla  
Refuse Service - Basin Disposal  
Telephone - Century Link or Charter  
Sanitary Sewer - City of Walla Walla

### C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:   
Name of signee Dan Frame  
Position and Agency/Organization Authorized Agent  
Date Submitted: FEB 13, 2023

### D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

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Proposed measures to avoid or reduce such increases are:

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2. How would the proposal be likely to affect plants, animals, fish, or marine life?

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Proposed measures to protect or conserve plants, animals, fish, or marine life are:

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3. How would the proposal be likely to deplete energy or natural resources?

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Proposed measures to protect or conserve energy and natural resources are:

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4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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Proposed measures to protect such resources or to avoid or reduce impacts are:

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5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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Proposed measures to avoid or reduce shoreline and land use impacts are:

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6. How would the proposal be likely to increase demands on transportation or public services and utilities?

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Proposed measures to reduce or respond to such demand(s) are:

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7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.